

ARTICLE 6
ZONING DISTRICTS AND MAPS

6-1 Districts. For the purpose of this Ordinance, the incorporated area of Warrenton, Virginia, is divided into the following districts:

R-15	Residential District
R-10	Residential District
R-6	Residential District
RT	Residential Townhouse District
RMF	Residential Multifamily District
MHP	Mobile Home Park District
PSP	Public-Semi-Public Institutional District
PUD	Planned Unit Development
RO	Residential Office District
CL	Commercial Limited District
CG	Commercial-General District
CBD	Central Business District
IL	Industrial Limited District
IG	Industrial General District
FD	Flood Plain District
HD	Historic District

6-2 Zoning Map. The boundaries of the districts listed in Section 6-1 shall be as delineated upon the map entitled, "Zoning Map: Town of Warrenton, Virginia" which is a part of this Ordinance. The map and all notations, references, and other data shown thereon shall be made part of this Ordinance, as if the matters and data shown by the map were fully described herein.

6-3 District Boundaries. The boundaries between districts are, unless otherwise indicated, either the center line of streets, lanes, alleys, or railroads; shorelines of streams, watercourses, reservoirs, or other bodies of water; property lines; and the center line of right-of-ways of power lines and other public utilities.

Where uncertainly exists as to the location of any district boundaries as shown on the Zoning Map, the following rules shall apply:

- 6-3.1** Where a district boundary is indicated as approximately following the center line of a lake or watercourse, or the right-of-way of a street, lane, power line or other public utility, the center line or right-of-way boundary shall be construed to be the district boundary.
- 6-3.2** Where a district boundary is indicated as approximately following a lot line or other property line, such lot line or property line shall be considered the district boundary.

6-3.3 Where a district boundary divides a lot or runs through individual property, the location of such boundary, unless otherwise specified by figures on the Zoning Map, shall be determined by the use of the scale appearing on the Zoning Map.

6-3.4 Where figures are shown on the Zoning Map between a street and a district boundary, they shall indicate that the district boundary runs parallel to the street line at a distance therefrom equivalent to the number of feet so indicated, unless specified. In the event scale distances do not agree with such figures, the figures shall control.

6-4 Roadway Setbacks. Whenever there shall be plans in existence, approved by either the governing body or by the Virginia Department of Transportation for the future improvement or widening of any street or highway, the Commission shall recommend additional setbacks for any new construction or for any structures altered or remodeled adjacent to the future planned right-of-way in order to preserve and protect the use or improvement from possible adverse effects related to such construction.

6-5 Uses Not Provided For. If in any district established under this Ordinance a use is not specifically permitted and an application is made by a property owner to the Planning Director or Zoning Administrator for such use, and the Planning Director or Zoning Administrator is unable to classify the use under the provisions of this Ordinance, the Planning Director or Zoning Administrator shall refer the application to the Planning Commission which shall, at its next regular meeting, review the characteristics of the use and shall make a recommendation to the Planning Director or Zoning Administrator regarding classification of the use and his action thereon, or the Commission shall, within a reasonable period of time, recommend to the governing body that the Ordinance be amended to clarify its application to such use.